

## Sales - Apartment - Marbella 399.000€



Ref.-ID: R5359300

Marbella

Apartment



2



1



77 m2

Are you looking for an immediate return on investment or a contemporary retreat in the heart of Marbella? This bright 74 m<sup>2</sup> apartment is not just a property; it is a strategic opportunity. Recently refurbished with a minimalist and functional design, it is ready to move into or to be used for tourist accommodation from day one (valid tourist licence). **WHAT MAKES THIS PROPERTY UNIQUE:** Postcard Views: Enjoy unforgettable sunsets over the Old Town, with the Mediterranean Sea and the iconic Concha beach as a backdrop. Endless Natural Light: Thanks to its south-east facing position, every corner of the property is flooded with natural light, enhancing its open-plan design. Designer Refurbishment: 2 bedrooms with fitted wardrobes, a premium-style bathroom and a modern, fully equipped kitchen with a separate utility area. Total Comfort: Air conditioning, fibre optic broadband and a building with a lift. **STRATEGIC LOCATION** (Everything within walking distance): Forget the car. It is just a stone's throw from the beach, the seafront promenade and the historic charm of the Old Town. Surrounded by top-class amenities (Ochoa Hospital, schools, supermarkets) and with direct access to the AP-7 motorway. **ADDED VALUE** (Future Appreciation): Situated next to the future Shopping District project and the new Marbella Stadium, which will feature a hotel and 1,000 parking spaces. An investment with guaranteed growth in the short term.

**Setting**

✓ Town

**Orientation**

✓ West

**Condition**

✓ Excellent

**Features**

✓ Covered Terrace

✓ Lift

✓ Private Terrace

**Furniture**

✓ Fully Furnished

**Kitchen**

✓ Fully Fitted

**Security**

✓ Gated Complex

**Parking**

✓ Street